

**TOWN OF DAVIE  
TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

**PREPARED BY:** David Abramson, Deputy Planning and Zoning Manager

**SUBJECT:** Site Plan

**AFFECTED DISTRICT:** 1

**ITEM REQUEST:** Schedule for Council Meeting

**TITLE OF AGENDA ITEM:** SP 8-2-09, Bronco Substation, 2250 S.W. 66<sup>th</sup> Terrace (RAC-RTW)

**EXECUTIVE SUMMARY:** The petitioner is requesting site plan approval for a new Florida Power and Light (FPL) substation, south of State Road 84 between Southwest 66th Terrace and College Avenue. This request can be considered compatible with both existing and allowable uses abutting the site. Site Plan recommended approval subject to the staff recommendations with additional conditions: that the applicant mulch the entire site when the phase two was built; and that they have existing trees pruned by a certified arborist when the phase two was completed.

**KEY POINTS:**

- Will provide substation to service the RAC area
- No impact to the Interstate-595 expansion project
- Project includes burial of existing distribution lines and planting of street trees in the right-of-way along College Avenue
- Design Variation proposed as to fence type and height
- Both staff and Site Plan Committee have recommended conditions of approval

**CONCURRENCES:** At the May 11, 2010 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Mr. Crowley, to approve subject to the staff recommendations with additional conditions: that the applicant mulch the entire site when the phase two was built; and that they have existing trees pruned by a certified arborist when the phase two was completed. In a roll call vote, the vote was as follows:

Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Crowley – yes; Mr. Engel - yes. **(Motion carried 5-0)**

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

**RECOMMENDATION(S):** Other - Staff finds the application complete and suitable for transmittal to Town Council for further consideration.

**Attachment(s):** Planning Report

**Application:** SP 8-2-09/09-99/Bronco Substation  
**Original Report Date:** 05/03/10

**Revision(s):** 05/18/10

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**TOWN OF DAVIE**  
**Planning & Zoning Division**  
*Staff Report and Recommendation*

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**Applicant Information**

**Owner/Petitioner**

**Name:** Florida Power and Light Co. (FPL)  
**Address:** P.O. Box 14000, PDP/JB  
**City:** Juno Beach, Florida 33401  
**Phone:** (561) 694-4093

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**Background Information**

**Request:** Site plan approval

**Address:** 2250 Southwest 66<sup>th</sup> Terrace

**Location:** Generally located south of State Road 84, between Southwest 66<sup>th</sup> Terrace and College Avenue

**Future Land Use Plan Map:** Regional Activity Center (RAC)

**Existing Zoning:** RAC-RTW, Regional Activity Center / Research & Technology West

**Existing Use(s):** Substation and vacant land

**Proposed Use:** New Substation

**Size:** 1.444 acres (62,900 sq. ft.)

**Surrounding Properties:**

	Land Use Designation	Zoning District	Current Use
<b>North</b>	Transportation	T, Transportation	Highway (Interstate-595)
<b>South</b>	Regional Activity Center	RAC-RTW, Regional Activity Center / Research & Technology West	Industrial
<b>East</b>	Regional Activity Center		Construction Equip. Rental
<b>West</b>	Regional Activity Center		Industrial

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**Zoning History**

**Related Zoning History:**

On September 17, 1997, the Town of Davie Council approved the Regional Activity Center Future Land Use Classification for the area including the subject site.

On February 6, 2008, the Town of Davie adopted zoning and other land development regulations as part of the implementation of the Regional Activity Center Future Land Use Designation. The subject site was rezoned RAC-RTW, Regional Activity Center / Research & Technology West.

**Previous Requests on same property:** n/a

**Concurrent Requests on same property:**

*Design Variation (DV 3-1-10)*, this request consists of two variations relating to fence and wall requirements.

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**Applicable Codes and Ordinances**

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

*Chapter 12 Land Development Code, Section 12-32.500 through 12-32.528 Regional Activity Center.*

*Chapter 12 Land Development Code, Section 12-368 through 12-381 Site Plan Requirements and Procedures.*

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**Comprehensive Plan Considerations**

**Planning Area:**

The subject site falls within Planning Area 6. Planning Area 6 includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The northwestern portion of this planning area has a zoning district of Regional Activity Center – Research and Technology and a land use designation of Regional Activity Center (RAC). The eastern portion of this planning area includes SR7/US441, which has been designated as an area of redevelopment and for which there is a Corridor Master Plan. There are small commercial parcels along the State Road 7 corridor with one large retail center located on the southeast corner of University Drive and State Road 84. Commercial flexibility has been applied to previous industrial land use plan designated lands on both sides of the Davie Road corridor between State Road 84 and Nova Drive. The Town is encouraging development and redevelopment of properties within this area to strengthen the Town's nonresidential tax base for the future.

**Broward County Land Use Plan:**

The subject site falls within Flexibility Zone 99.

**Applicable Goals, Objectives & Policies:**

*1. Future Land Use Element, Objective 6: Consistency of Development with Comprehensive Plan, Policy 6-2:* The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

*1. Future Land Use Plan, Objective 19: Land Use Compatibility and Community Appearance, Policy 19-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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## **Application Details**

1. *Site:* The proposal consists of a new Florida Power and Light (FPL) substation to the south of an existing substation. The scope of this project includes:
  - a. A ten foot high concrete wall along the eastern, northern and western sides that enclose the existing and new substation.
  - b. A five foot high black aluminum picket fence along the western boundary line between the substations to control vehicle access.

- c. Dedication of ten feet of property along College Avenue to provide:
      - i. New ten foot wide paver sidewalk
      - ii. Decorative light poles
      - iii. Tree grates
      - iv. Burial of existing distribution lines
    - d. A four foot wide concrete sidewalk located along Southwest 66<sup>th</sup> Terrace.
    - e. A sidewalk will be built along State Road 84 as part of the Interstate-5959 reconstruction.
  - 2. *Access and Parking:* The site plan proposes to maintain the existing vehicular access from Southwest 66<sup>th</sup> Terrace. This access and vehicle area is only for Florida Power and Light employee and no public parking has been provided or is required per code.
  - 3. *Lighting:* The photometric plan provide decorative street lights along College Avenue that meet code including the night sky provisions and master plan.
  - 4. *Signage:* A signage plan is not part of this application. All signs shall meet code prior to the issuance of a building permit.
  - 5. *Landscaping:* The landscape plan meets the minimum requirements as indicated in the code. This plan provides the necessary amount of required trees, accent trees, native trees, and shrubs. Additionally, Crepe Myrtle and Orange Geiger trees are to be placed within grates located along College Avenue within the new paver sidewalk.
  - 6. *Drainage:* The plan provides a swale area along the south boundary to meet drainage requirements. Also, the petitioner is in the process of obtaining approval from Central Broward Water Control District (CBWCD) and variance request are being reviewed. CBWCD approval is required prior to the final site plan approval.
  - 7. *Trails:* The Roberts Potters park trail is located along College Avenue to the subject site. This trail will accommodate leisure activities to and from the subject site and will also provide access numerous Davie parks and other trails..
  - 8. *Compatibility:* This use can be considered compatible with both existing and allowable uses abutting the subject site.
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### **Design Variations**

The Regional Activity Center code Section 12-32.523 allows the Town Council to approve design variations where it can be shown that the design goals cannot reasonably be achieved in a given situation. Staff recommends approval of the following design variation (DV 3-1-10, Bronco Substation):

- 1. Section 12-32.515(2) of the RAC code provides that decorative fencing is the only type of fencing permitted in any front yard. Decorative fencing shall not exceed three (3) feet in height. Approved decorative fencing materials are wooden shadowbox,

picket fencing, and decorative steel, iron and aluminum. This is intended to ensure an appropriate, pedestrian-friendly transition from the public sidewalk to the private property.



***The Design Variation: this will allow the petitioner to build a ten foot high decorative security wall along the east, north and west sides, as well as a five foot high aluminum picket fence along the west side of the property to be in compliance with the National Electric and Safety Code. (refer the attached exhibits)***

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### **Significant Development Review Agency Comments**

The following represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

#### **Planning and Zoning Division:**

1. As per §12-32.525(D)(4), all poles shall be located a minimum of four (4) feet to zero (0) inches (4'-0") from the curb face and maintained plumb and secure. The placement of poles should not create undesirable obstructions in pedestrian ways.
2. Provide information relating to light pole and the provided distance separation.

#### **Landscaping:**

1. Staff prefers Podocarpus hedge on the north at a height of 5 feet instead of 3 feet.
2. Under the note regarding the compacted soil on the west side, include that the landscape must be notified after excavation for an inspection before adding new soil.

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### **Public Participation**

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at Eastside Community Hall on September 14 and 16, 2009. Attached is the petitioner's Citizen Participation Report.

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### **Staff Analysis**

The petitioner's site design meets the intent of the RAC-RTW, Regional Activity Center / Research & Technology West District. The site plan is consistent with the code as it relates to access, location, size, and use. The project will be compatible with both the Comprehensive Plan and the Future Land Use Plan.

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### **Staff Recommendation**

Staff finds the application complete and suitable for transmittal to the Site Plan Committee for further consideration. If approved, staff recommends the following to be met prior to final site plan approval:

1. Provide a green or black finished chain-link fence along the southern property line.
  2. Provide a crosswalk at vehicle entrance along the western boundary line.
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### **Site Plan Committee Recommendation**

At the May 11, 2010 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Mr. Crowley, to approve subject to the staff recommendations with additional

conditions: that the applicant mulch the entire site when the phase two was built; and that they have existing trees pruned by a certified arborist when the phase two was completed. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Crowley – yes; Mr. Engel - yes. **(Motion carried 5-0)**

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## **Town Council Action**

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### **Exhibits**

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1. Site Plan/Letter of Intent
  2. Design Variation/Letter of Intent
  3. 1,000' Mail-out Radius Map
  4. 1,000' Mail-out
  5. Public Participation Notice
  6. Public Participation Sign-in Sheets
  7. Public Participation Report
  8. Land Use Map
  9. Zoning Map
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Prepared by: \_\_\_\_\_  
Reviewed by: \_\_\_\_\_

File Location: X:\0\_Dev Review\Development Applications\Applications\SP\_Site Plan\SP\_09\SP 8-2-09 FPL Bronco Substation



## **FPL Bronco Substation Site Plan Review – Letter of Intent** (8/18/2009)

The applicant, Florida Power & Light (FPL), is requesting site plan approval from the Town of Davie's Development Review Committee for a proposed unmanned electrical distribution substation.

The purpose of an electrical distribution substation is to convert the high voltage power from an adjacent transmission line into lower voltage (through transformers, breakers, bus work etc.) in order to supply safe, reliable power to the surrounding customers. Analysis of existing customer loads and projected new loads indicates a need for a new source of capacity, such as Nova Southeastern University future expansions, schools and essential services. In addition, existing substations are approaching their capacity limits, and expansion is not feasible.

This is a vacant parcel within an industrial use area on the south side of the existing Davie Substation, in the Town of Davie. The buildings shown on the recent aerial photos were demolished in July of 2009. The subject property is located just south of I-595 (and SR84) on the west side of College Avenue. The property, and all adjacent lots, are zoned RAC-RTW (Regional Activity Center – Research & Technology District West) with a future land use of RAC. Access into the site is from a private interior driveway which connects to SW 66<sup>th</sup> Terrace. There will be no vehicular access to College Avenue, which is considered a transit-oriented street.

### **Zoning Requirements:**

This substation is considered a "Utility" use which is permitted in the RAC zoning district. In addition, per Florida Statute 163.3208 – Substation Approval Process, new distribution electric substations shall be a permitted use in all land use categories in the comp plan and zoning districts except in preservation, conservation or historic preservation. This statute was discussed and accepted by the Town of Davie's Staff and Administration at the beginning of 2009.

Article 12-32. Bronco Substation complies with the intent of the RAC-RTW district's intent (12-32.506) and other zoning code requirements in the following ways:

(1) The substation promotes regionally significant development, (specifically technology businesses and university support), by supplying much needed power to NOVA Southeastern University future expansions and other future uses in the area, (2) There are no residentially zoned lots abutting the subject parcel and therefore these specific regulations do not apply, (3) A 10 ft. high decorative perimeter wall (and landscaping) will be installed close to all surrounding streets around both Bronco and Davie Substation and the driveway and turnaround area is within the interior of the site. This will contribute to pedestrian activity on the streets, (4) Wall panels will be a maximum of 20 feet in width with vertical articulation (columns and caps) between sections, (5) The substation complies with screening ("streetscreen") requirements through the use of a wall and landscaping, (6) There will be no vehicular access on College Avenue or SR 84 which are both considered "transit oriented streets". Vehicular access is limited to SW 66<sup>th</sup> Terrace. In addition, all drainage will outfall to SW 66<sup>th</sup> Terrace.

12-32.521 - Landscape Requirements. All landscape requirements have been complied with as shown in both graphic and tabular format on the landscape plan. All landscaping is either native or drought resistant. "Right Tree-Right Place" landscape material has been used along all sides



due to the overhead distribution and transmission lines. Existing vegetation, which does not comply with right tree-right place requirements will be replaced with new landscaping and brought into compliance with today's code for both the proposed Bronco Substation and the existing Davie Substation. A separate tree removal plan has been included with this application along with the tree survey which is consolidated with the boundary and topographic survey.

**Central Broward Water Control District (CBWCD):**

Submittal will be made to the CBWCD and to the FDEP (as required) soon after this site plan has been submitted to the Town of Davie. The Town of Davie will receive a copy of the CBWCD application and the permit once issued.

**Additional information:**

This unmanned substation facility will have 24 hour/day continuous operation. The only use planned for this facility is to provide electrical service to the community. The facility will be surrounded by a wall and fence, which will provide primary security to the site. All doors and entrance gates will have security locking systems. Maintenance of station equipment is accomplished by FPL crews on a periodic basis. The crews perform all maintenance activities within the enclosed equipment yard. Depending upon the type of equipment, maintenance schedules can vary between approximately one to five years. In addition, FPL's landscape maintenance crew will visit the site once every few weeks.

**Omitted Plans:**

**Lighting Plans** – Lighting for this substation will be used under emergencies and very infrequent circumstances only (such as outages, hurricane restoration etc.).

**Fire and Rescue Plans** – A typical Fire and Rescue Plan does not apply to these unique electrical facilities. Access to substations requires a trained FPL escort. Water cannot be used to extinguish an electrical substation fire. FPL has over 450 distribution substations in the State of Florida and this is standard for all substations.

**Conclusion:**

FPL Bronco Substation will be designed and constructed in accordance with all applicable electrical utility safety standards and governmental codes and regulations.

Electric power is necessary for the public safety, health and welfare of the customers of the Town of Davie. Bronco Substation will improve FPL's ability to continue to provide safe and reliable electrical service to our customers.

**CONTACT / APPLICANT:**

**Bruce Barber**, Project Manager  
Florida Power & Light Co. (FPL)  
(561) 694-4093



**FPL**

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EMPOWERING TOMORROW.<sup>®</sup>

Florida Power & Light Company, 700 Universe Blvd, Juno Beach, FL 33408

## **FPL Bronco Substation Design Variation – Letter of Intent (3/5/2010)**

The applicant, Florida, Power & Light (FPL), is requesting two (2) design variations from the Town of Davie Land Development Code, Section 12-32.515(2) – Supplemental Regulations - Decorative Fencing. The regulations state that decorative fencing shall not exceed three (3) feet in height.

The first request is for approximately 90 linear feet of proposed five (5) foot high aluminum fence and double swing gate along the west property line. This fence is required to keep the driveway between the two substations secure and is consistent with the intent and principals of this Division that govern the standard for which the variation is requested.

The second request is for approximately 870 linear feet of proposed ten (10) foot high decorative concrete wall along the south, west and east sides of the proposed Bronco Substation and the north, west and east sides of the existing Davie Substation. Section 11.110.A.1 of the National Electric and Safety Code (NESC) – Protective Arrangements in Electric Supply Stations, requires that the "electrical substation is secured on all sides by a material that presents a barrier to climbing or unauthorized entry". FPL's standard safe wall height, which complies with the NESC regulations, is a minimum of ten (10) feet. Although the proposed decorative wall is not included in the "decorative fencing materials" definition of the Town of Davie Land Development Code, Staff has made an interpretation that this would be included in this category. This request is consistent with the intent and principals of this Division that govern the standard for which the variation is requested.

Both requests comply the criteria in Section 12-32.522 of the Land Development Code: (a) Both variations result in superior development by creating a safe and aesthetically pleasing buffer around the substation for pedestrians and the general public. (b) Both variations, are appropriate to accommodate the site conditions – an unmanned electrical substation. Both the fence and wall are a requirement for public safety which is consistent with the intent and principles of the Division that govern the standard for which the variations are requested.

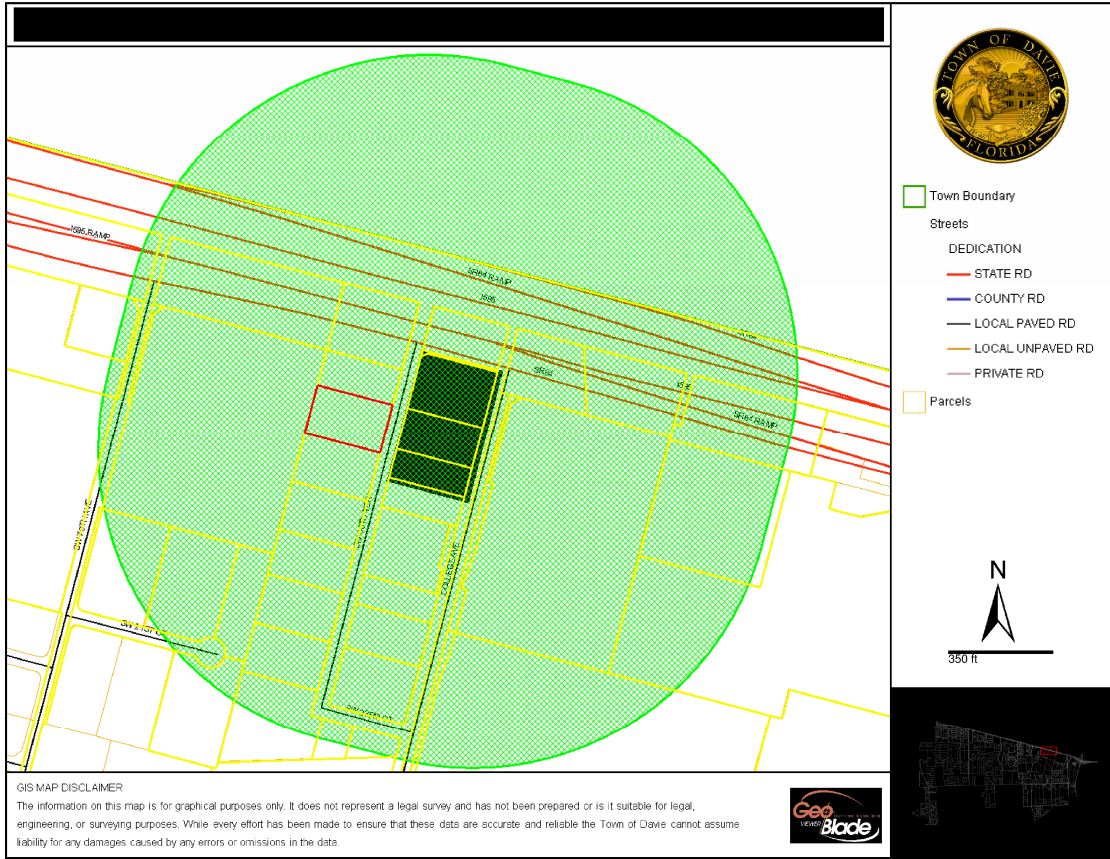
### **Conclusion:**

FPL Bronco Substation will be designed and constructed in accordance with all applicable electrical utility safety standards and governmental codes and regulations.

Electric power is necessary for the public safety, health and welfare of the customers of the Town of Davie. Bronco Substation will improve FPL's ability to continue to provide safe and reliable electrical service to our customers.

### **CONTACT / APPLICANT:**

**Bruce Barber**, Project Manager  
Florida Power & Light Co. (FPL)  
(561) 694-4093



NAME_LINE_	ADDRESS_LI	ADDRESS__1
2201 COLLEGE AVE LLC	2201 COLLEGE AVE	DAVIE FL33317
ANDERSON,CARROLL RAY TR	4950 SW 111 TER	DAVIE FL33328
BISOGNO,PETER &	8488 STATE ROAD 84	DAVIE FL33324
DACHTON,PAUL M & ANNA E	3450 LONE WOLF TRAIL	ST AUGUSTINE FL32086
DAVIE PRECAST INC	2396 SW 66 TER	DAVIE FL33317
DAVIE PRECAST INC	412 NE 4 ST	FORT LAUDERDALE FL33301
DAVIE PRECAST INC	2390 SW 66 TER	DAVIE FL33317
FLORIDA DEPT OF TRANSPORTATION	3400 W COMMERCIAL BLVD	FORT LAUDERDALE FL33309
FLORIDA POWER & LIGHT COMPANY	700 UNIVERSE BLVD	JUNO BEACH FL33408
MASTERS MEDICAL INC	2275 SW 66 TER	DAVIE FL33317
MATECUMBE RAND DAVIE LLC	5101 NW 21 AVE #345	FORT LAUDERDALE FL33309
MAXAN CORP	5255 COLLINS AVE #L-1	MIAMI BEACH FL33140
RPM COLLISION & FRAME INC	2301 SW 66 TER	DAVIE FL33317
SIGNATURE GRAND LTD	6900 STATE ROAD 84	DAVIE FL33317
SUNBELT RENTALS INC	2341 DEERFIELD DR	FORT MILL SC29715



Name	ADDRESS_1	ADDRESS_2	C_S_Z
Current Occupant	2201 COLLEGE AVE		DAVIE FL 33317
Current Occupant	2250 SW 66 TER		DAVIE FL 33317
Current Occupant	2251 SW 66 TER		DAVIE FL 33317
Current Occupant	2257 SW 66 TER		DAVIE FL 33317
Current Occupant	2263 SW 66 TER		DAVIE FL 33317
Current Occupant	2275 SW 66 TER		DAVIE FL 33317
Current Occupant	2275 SW 66 TER	UNIT B	DAVIE FL 33317
Current Occupant	2280 SW 66 TER		DAVIE FL 33317
Current Occupant	2300 COLLEGE AVE		DAVIE FL 33317
Current Occupant	2300 SW 66 TER		DAVIE FL 33317
Current Occupant	2301 SW 66 TER	UNIT 1	DAVIE FL 33317
Current Occupant	2301 SW 66 TER	BAY 6	DAVIE FL 33317
Current Occupant	2301 SW 66 TER	BAY	DAVIE FL 33317
Current Occupant	2301 SW 66 TER	BAY 8	DAVIE FL 33317
Current Occupant	2301 SW 66 TER	BAY 4	DAVIE FL 33317
Current Occupant	2301 SW 66 TER	UNIT 10	DAVIE FL 33317
Current Occupant	2301 SW 66 TER	UNIT 6/7	DAVIE FL 33317
Current Occupant	2301 SW 66 TER	UNIT 5	DAVIE FL 33317
Current Occupant	2355 SW 66 TER		DAVIE FL 33317
Current Occupant	2390 SW 66 TER		DAVIE FL 33317
Current Occupant	2394 SW 66 TER		DAVIE FL 33317
Current Occupant	2397 COLLEGE AVE		DAVIE FL 33317
Current Occupant	6550 STATE RD 84		DAVIE FL 33317
Current Occupant	6580 STATE RD 84		DAVIE FL 33317
Current Occupant	6800 SW 21 CT	UNIT 1-3	DAVIE FL 33317
Current Occupant	6825 SW 21 CT	BAY 1	DAVIE FL 33317
Current Occupant	6825 SW 21 CT	BAY 2	DAVIE FL 33317
Current Occupant	6825 SW 21 CT	BAY 3	DAVIE FL 33317
Current Occupant	6825 SW 21 CT	BAY 4	DAVIE FL 33317
Current Occupant	6851 SW 21 CT	UNIT 13	DAVIE FL 33317
Current Occupant	6851 SW 21 CT	UNIT 14	DAVIE FL 33317
Current Occupant	6851 SW 21 CT	UNIT 3	DAVIE FL 33317
Current Occupant	6851 SW 21 CT		DAVIE FL 33317
Current Occupant	6851 SW 21 CT	UNIT 1	DAVIE FL 33317
Current Occupant	6851 SW 21 CT	UNIT 10	DAVIE FL 33317
Current Occupant	6851 SW 21 CT	UNIT 11	DAVIE FL 33317
Current Occupant	6851 SW 21 CT	UNIT 12	DAVIE FL 33317
Current Occupant	6851 SW 21 CT	UNIT 4	DAVIE FL 33317
Current Occupant	6851 SW 21 CT	UNIT 6	DAVIE FL 33317
Current Occupant	6851 SW 21 CT	BAY 6	DAVIE FL 33317
Current Occupant	6851 SW 21 CT	STE 2	DAVIE FL 33317
Current Occupant	6851 SW 21 CT	BAY 15	DAVIE FL 33317
Current Occupant	6900 STATE RD 84		DAVIE FL 33317
Current Occupant	6951 SW 21 CT		DAVIE FL 33317
Current Occupant	7337 SW 23 CT		DAVIE FL 33317



Florida Power & Light Company, PO Box 14000 PDP/JB, Juno Beach, FL 33408-0420

**MEETING NOTICE**

Re: Citizen Participation Meeting for FPL Bronco Substation

Dear Neighbor:

Florida Power & Light (FPL) is processing a site plan through the Town of Davie for a proposed electrical distribution substation. It will be located at 2250 SW 66<sup>th</sup> Terrace, adjacent to an existing substation on the south side of State Road 84 between SW 66<sup>th</sup> Terrace and College Avenue. As part of the site plan review process, the Town of Davie requires the applicant to hold two citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior to the Town initiating their review of the application. We have scheduled the following meetings:

*First Citizen Participation Meeting:*

*Date: Monday, September 14  
Time: 5:30 PM  
Location: Eastside Community Hall, 4300 SW 55<sup>th</sup> Avenue, Davie 33314*

*Second Citizen Participation Meeting:*

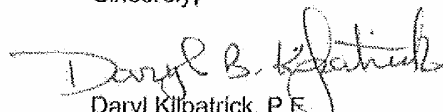
*Date: Wednesday, September 16  
Time: 5:30 PM  
Location: Eastside Community Hall, 4300 SW 55<sup>th</sup> Avenue, Davie 33314*

If you wish to submit written comments, please send them to:

Bruce Barber  
FPL  
700 Universe Blvd. PDP/JB  
Juno Beach, FL 33408-0420

Also, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings. If you have any questions about these meetings or our plans in general please call Bruce Barber at 561-694-4093.

Sincerely,

  
Daryl Kilpatrick, P.E.  
Acting Manager Substation Siting

Enclosures

an FPL Group company

**SUMMARY OF DISCUSSION**  
**AT PUBLIC PARTICIPATION MEETING I.**  
FPL Bronco Substation – SP 8\_2\_09

Location: Eastside Community Hall, 4300 SW 55<sup>th</sup> Ave, Davie, FL 33314  
Time: 5:30pm

<b><u>Name of Property Owner:</u></b>	<b><u>Comment(s):</u></b>
"Signature Grand" – Chip Stanton, Chief Engineer	Requested info. on the project. He had no issues or comments and did not feel a necessity to attend the public meeting.

*Note. There was no other communication or attendance from any other property owners.*



Florida Power & Light Company, PO Box 14000 PDP/JB, Juno Beach, FL  
33408-0420

September 16, 2009

Town of Davie  
Development Services Department  
Planning and Zoning Division  
6591 Orange Drive  
Davie, FL 33314

Re: **OUTCOME of Citizen Participation Plan for FPL Bronco Substation – 2250 SW 66<sup>th</sup> Terrace**  
Project #: SP 8\_2\_09

Dear Staff:

Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, Florida Power & Light, Co. (FPL) advertised and notified all the property owners surrounding the subject property within 1,000 feet to invite them to, two (2) Public Participation Meetings, located at Eastside Community Hall at 4300 SW 55<sup>th</sup> Avenue in Davie 33314 on September 14<sup>th</sup> and September 16<sup>th</sup> at 5:30pm. The above scheduled meetings were held, however, none of the Town of Davie property owners attended. I received only one phone call from the surrounding residents: Chip Stanton, Chief Engineer of "Signature Grand" at 6900 SR-84 in Davie, who said he had no concerns or issues with the proposed project and did not feel there was a need to show up to the meetings.

FPL assumes that the above information fulfills the requirements of the Public Participation Ordinance concerning the Bronco Substation site plan application process.

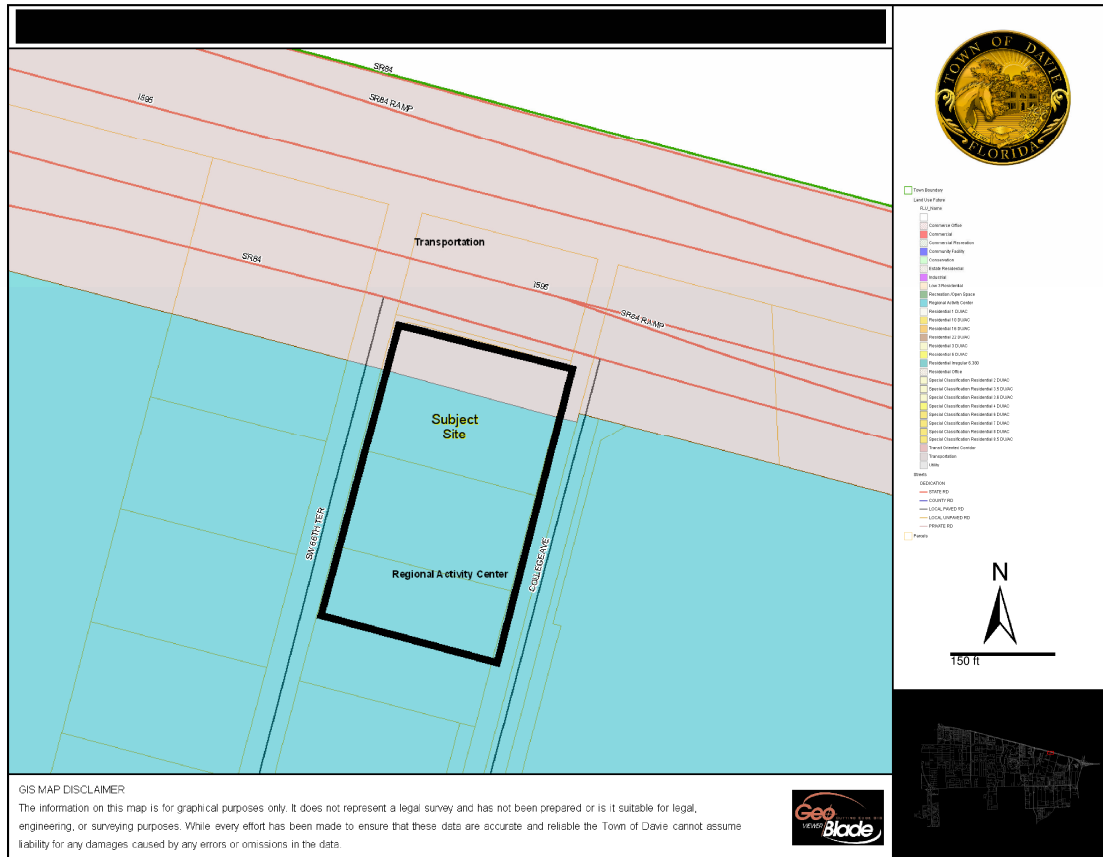
Please call me if you have any questions.

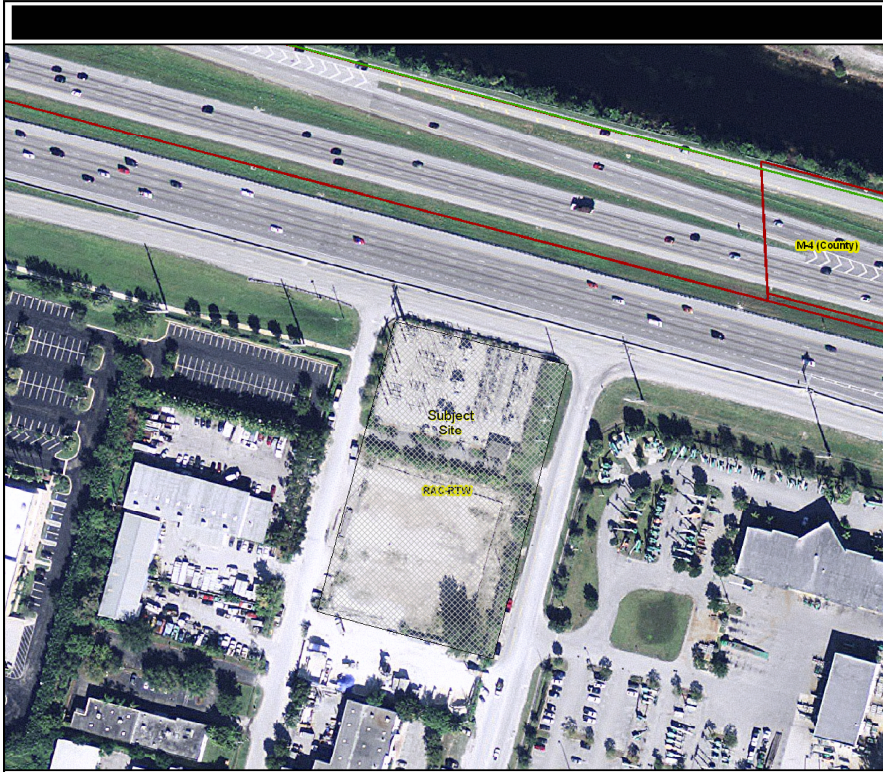
Sincerely,

Bruce Barber, Project Manager  
Florida Power & Light Company (FPL)

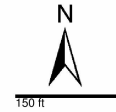
Enclosure:

an FPL Group company





- Town Boundary
- Zoning



#### GIS MAP DISCLAIMER

The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.

